



SOUTHWEST LLC

PROJECT NARRATIVE

DESERT VISTA CHURCH
CASE NO 581-PA-2003

This application request design review approval for a Church and Charter High School (grades 9 through 12), and supporting educational facilities to be located at 18201 N. 94th Street in Scottsdale, Arizona. The property is zoned R1-35 ESL and adjacent properties are zoned R1-7 PCD or R1-35 ESL.

Under this request, the Church and the Leona Group Charter School are proposing to share classrooms facilities. The curriculum will match the needs of parents and students while emphasizing an academically accelerated college preparatory experience within a small classroom size environment. The School will use the classrooms Monday thru Friday, the Church on Sundays and occasional Saturdays. The School will not operate during holidays and the summer break period.

There are 12 classrooms proposed of approx. 800 sf. each and the teacher's administration area is approx. 2,000 sf. This is a total of approx. 12,000 sf or 60% of the Church's 21,000 sf facility. There will be two shifts of students on the campus during school days, a morning shift (8am to 1pm) and an afternoon shift (2pm to 7 pm). Based on the 12 classrooms proposed, each shift can hold up to a maximum of 300 students per shift.

The Church/School buildings have been placed approx. 600 feet back from the front street (94th Street). The classroom buildings are oriented on the site to turn classroom doors and hallways inward to contain and screen student activities from adjacent property owners. The outdoor central courtyard activity area is enclosed on three sides by buildings, completely screening this area from adjacent residential properties. This courtyard is open towards the McDowell mountains to reinforce quieter, more contemplative courtyard activities. Extra-curricular activities such as sports, bands, or other after-school clubs will not be allowed by the School.

Building materials proposed will closely follow the materials and colors of the DC Ranch commercial development vernacular. The masonry and stucco wall colors will use dark earthtones and the sloped roof of the church will imitate the sloped ranch-style metal shed roofing of DC Ranch. Glazing will be residential framing with tinted bronze glass (non-reflective).

Exterior lighting will be provided in compliance with ordinance requirements.

The traffic issues have been studied through a TIMA report completed the end of May 2003. The report indicated there were no adverse traffic factors affecting the surrounding areas.

In conjunction with an old roadway easement being abandoned along our north property line, we have set aside a pedestrian trail to connect 94th street on the western edge of our property to the trail system east of our property which we anticipate some students will utilizing in cooler months.

The following conditions have been complied with as a condition to the charter-school use permit:

1. Lot Area: Net lot area of 320,000 sf exceeds the minimum 86,000 sf lot area required.
2. Floor Area Ratio: F.A.R. is 6% of the site area, well below the 20% maximum requirement.
3. Outdoor Speakers: There will be no outdoor music, speaker systems or school bells.
4. Parking: Parking has been located behind building lines and nested between two existing washes to minimize its impact. Parking areas have been pushed 300 feet back into the property and parking lot landscaping is over 30% exceeding the 15% minimum requirement.



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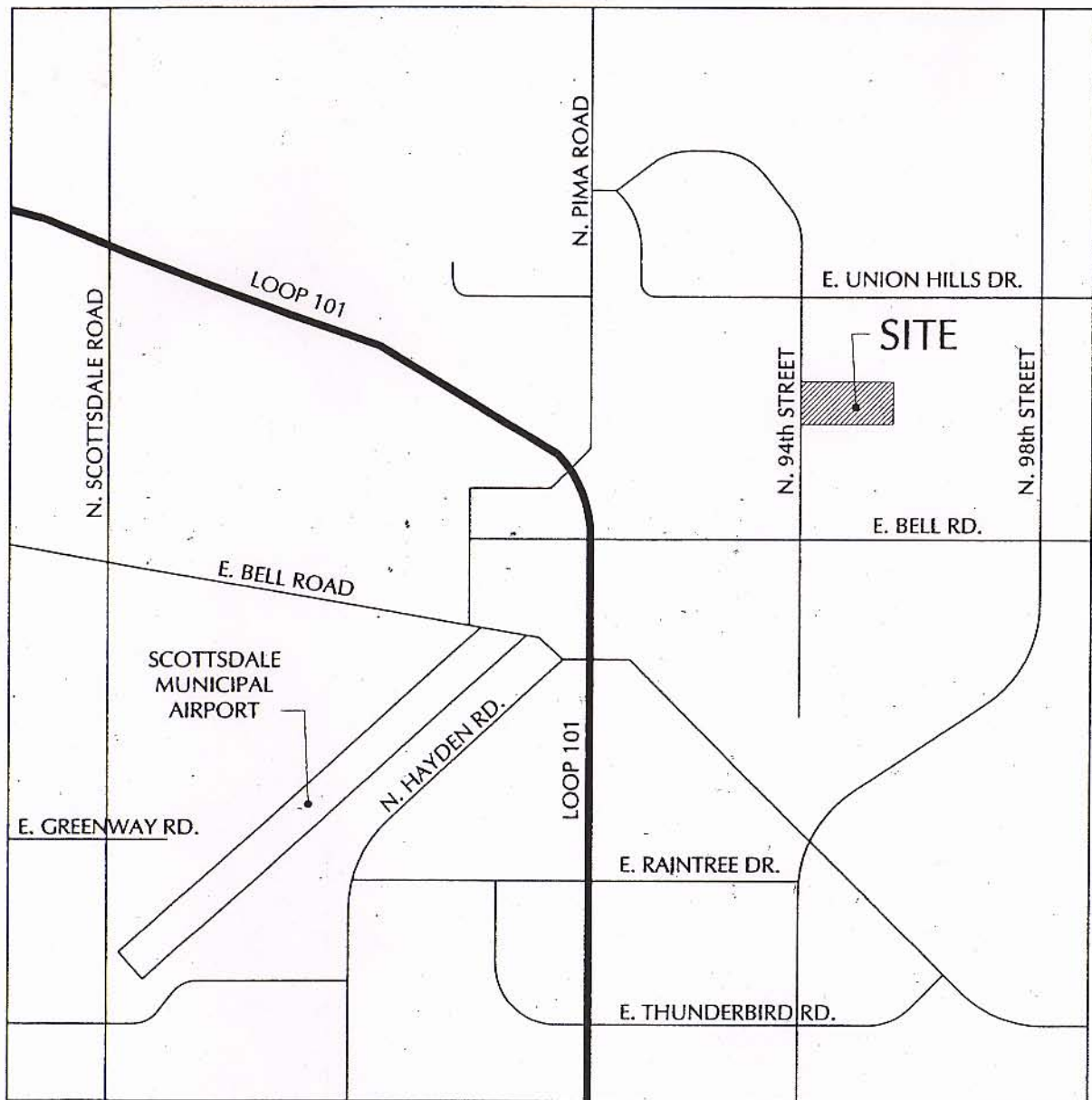
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5. Exterior Lighting: All exterior lighting will be shielded, mounted a maximum of 16 feet above grade and turned off before 10:00 p.m.
6. Screenwalls: Screenwalls will be provided adjacent to residential properties as required by the Development Review Board approval.
7. Access: All access to the Church is off of 94th Street, which is a minor collector street.
8. Operations: No outdoor operations will occur after 8:00 p.m. without special permit.
9. Building Design: Buildings are designed to be very compatible with the style and color of the surrounding DC Ranch development.
10. Site Circulation: Vehicular circulation has been designed to minimize conflicts by plan and by the use of "restricted parking" or "no parking" areas.

Applicant:

Toby Rogers, AIA

GDA Southwest Architects



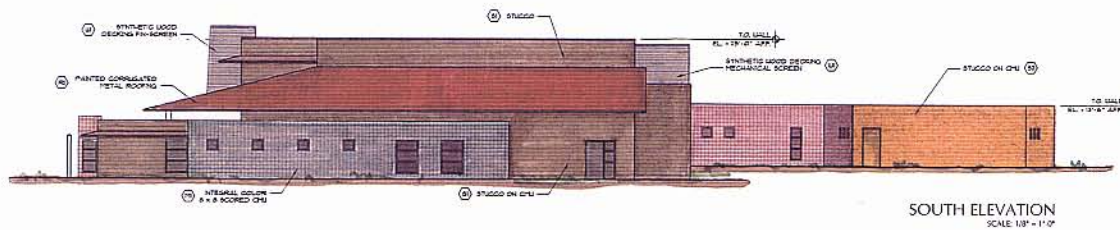
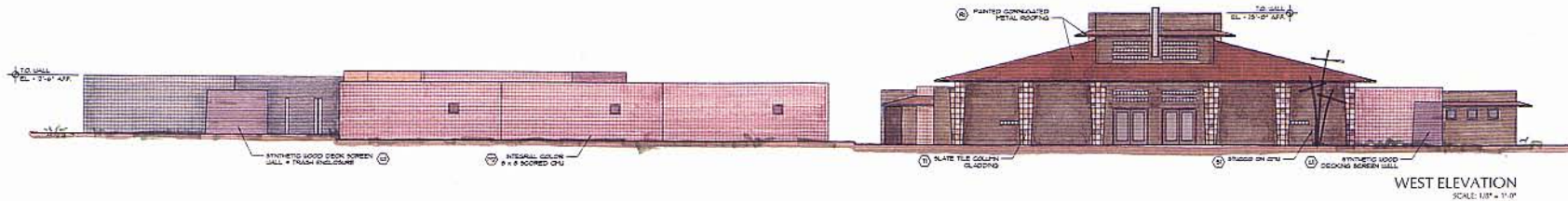
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CASE NO. 581-PA-2002

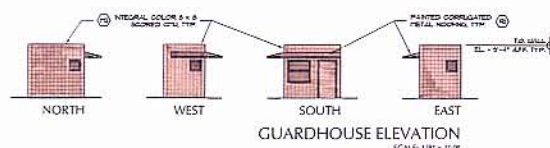
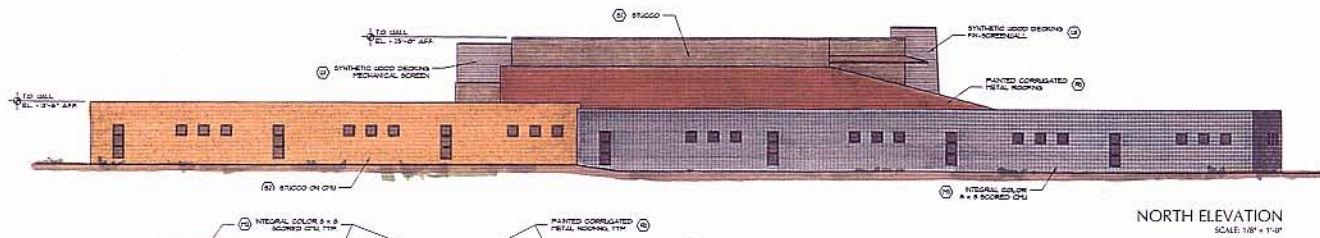
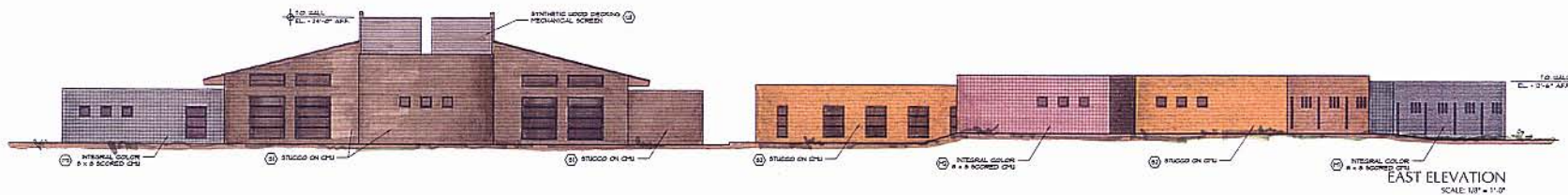
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SITE LOCATION MAP

DESERT VISTA CHURCH



MATERIAL COLORS	
(1)	8" x 8" SCORED CMU COLOR: SURFLITE "MUSTARD"
(2)	8" x 8" SCORED CMU COLOR: SURFLITE "BUFF"
(3)	PAINTED METAL ROOFING COLOR: DARK "TRUST-BROWN"
(4)	STUCCO, SAND FINISH COLOR:ICI 4758 "TEA GREEN"
(5)	STUCCO, SAND FINISH COLOR:ICI 4961 "GOLD FRINGE"
(6)	MULTICOLORED 12" x 12" SLATE TILE COLOR: "OLIVE-GOLD"
(7)	RECYCLED SYNTHETIC WOOD DECKING COLOR: "WEATHERED TANN-GRAY"



GEOREFERENCE DATUM INADV-881: 1654.593
 DEVELOPMENT SERVICES DEPARTMENT APPROVAL
 CASE NO. 581-PA-2002

DR-4.0
 APRIL 21, 2003

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